

*a City-County
agency providing public Planning
Services to the City of Charlotte and
the unincorporated areas of
Mecklenburg County*

Planning Commission

July 6, 2015
work session

Charlotte-Mecklenburg
Government Center

Room 267
Noon

Charlotte-Mecklenburg Planning Commission

Work Session Agenda

July 6, 2015 – Noon

CMGC – Conference Room 267

Call to Order & Introductions

Tony Lathrop

Administration

Approval of Planning Commission Minutes

Approve the June 1, 2015 minutes.

Attachment 1

Policy

Knight Foundation Cities Challenge

Susan Patterson & Alysia Osborne

Background: Susan Patterson (Knight Foundation) and Alysia Osborne (Planning Staff) will provide an overview of the Knight Foundation Cities Challenge.

Action: For discussion only.

Planning Department Work Program & Budget

Ed McKinney

Background: Ed McKinney will give an overview of the FY16 Work Program & Budget.

Action: For discussion only.

Information

Planning Director's Report

Ed McKinney

- Zoning Ordinance Update
- Planning Department's Public Outreach Presentations

Attachment 2

July & August 2015 Meeting Schedules

Attachment 3

Committee Reports

- **Executive Committee**
 - May 18, 2015 Approved Minutes
 - Future Work Session Agenda Items

Tony Lathrop

Attachment 4

Future Work Session Agenda Items	Work Session
1. Community Outreach Presentations Overview	TBD
2. Planning Commission Annual Retreat	September – Date TBD

- **Zoning Ordinance Ad Hoc Committee**

Tony Lathrop

- **Zoning Committee**

- Upcoming Rezoning Petitions
- June 24, 2015 Agenda

Tracy Dodson

Tammie Keplinger

Attachment 5

- **Planning Committee**

- May 19, 2015 Approved Minutes

Tony Lathrop

Attachment 6

- **Historic District Commission (HDC)**

- June 10, 2015 Meeting Update

Mike Sullivan

Attachment 7

- **Charlotte Regional Transportation Planning Organization (CRTPO)**

Cozzie Watkins

Communication from Chairperson

Tony Lathrop

Work Session

June 1, 2015 – 12:00 pm

CMGC- Room 267

Summary Minutes

Attendance

Commissioners Present: Tony Lathrop (Chairperson), Emma Allen, Ray Eschert, Randy Fink, Tom Low, Mike Sullivan, Dwayne Walker, Cozzie Watkins and Nancy Wiggins

Commissioner Watkins arrived at 12:19 p.m.

Commissioners Absent: Tracy Dodson (Vice-Chairperson), Karen Labovitz, Dionne Nelson and Deb Ryan

Planning Staff Present: Ed McKinney (Interim Planning Director), Pontip Aphayarath, Monica Carney, Kathy Cornett, Alan Goodwin, Garett Johnson, Tammie Keplinger, Kent Main, Grant Meacci, Cheryl Neely, Mandy Vari and Robin Berkman (temporary employee).

Welcome & Introductions

Chairperson Lathrop called the meeting to order at 12:17 p.m., welcomed those present and asked everyone to introduce themselves.

Approval of Minutes

Commissioner Allen made a motion to approve the May 4, 2015 work session minutes.

Commissioner Fink seconded the motion. The minutes were approved unanimously.

Transit Oriented Development

Alan Goodwin, Urban Design Planning Coordinator, provided an update on the Transit Oriented Development initiative. Mr. Goodwin explained that the purpose of Transit Oriented Development (TOD) is to create compact, walkable communities centered around high quality transportation systems, including a mixture of uses (office, residential, retail and civic) in close proximity. This ordinance was adopted in 2003. There are three types of TOD:

1. TOD-R (Residential)
2. TOD-E (Employment)
3. TOD-M (Mixed-Use)

TOD replaces underlying zoning and restricts uses. This district is usually applied at walk-up stations and fairly urban locations. The TOD development standards primarily address:

- Residential Density – generally higher intensity and development are located within the 1/4 mile walking distance of a transit station area.
- Non-Residential Floor Area Ratio – there are minimum non-residential FAR requirements, but no maximum FAR requirements.
- Building Height – maximum building height is 120 feet, by right.
- Parking – generally, there is no minimum parking requirement.
- Street Activation – clear glass windows, limit blank walls, no reflective glass, 50% of retail on street frontage to encourage pedestrian interest as they walk along the street.

Mr. Goodwin also shared information on other TOD standards and provided details about the other type of transit zoning, Transit Supportive Overlay (TS). TS was adopted in 2005, but was not used until 2013. TS overlays existing zoning and allows most uses permitted in the underlying zoning districts. It does not change the underlying zoning. This overlay is intended for use on the edges of station areas.

Mr. Goodwin showed several examples of TOD projects which were developed along the south corridor in SouthEnd. There have been 5,000 residential units, 700,000 square feet of commercial, office and retail uses and \$900 million in private investments along the corridor since 2005.

Although TOD has been used for several years and there have been some great TOD projects developed, the standards can be improved. City Council directed staff to look at the standards to see if they needed to be adjusted to make sure that the ordinance allows the type of development that the Station Area Plans envision for these areas. Over a year ago staff started this initiative by holding stakeholder meetings and interviews to gather feedback from those who use the TOD ordinance on a regular basis - developers, designers, residents in transit station areas, property owners and City staff. An assessment was done of the existing ordinance to identify where the strengths and weaknesses are and what could be improved. The draft assessment, which outlines recommended changes, is being finalized. The work from this initiative or updates to the TOD will be incorporated into the overall Zoning Ordinance Update. Based on the feedback received as part of the assessment, information was categorized into three basic areas:

Stakeholder Feedback & Assessment		
Clarity:	Raise the Bar:	Link to Plans:
<i>Make TOD Ordinance more user-friendly</i>	<i>Ensure quality urban/walkable development</i>	<i>Create linkages between plans and ordinance</i>
Clarifications: <ul style="list-style-type: none"> • Definitions • Consolidate Standards • Addition of graphics for dimensional standards 	Form-based Standards: <ul style="list-style-type: none"> • Street-level activation (design) • Transparency and fenestration • Entrances • Articulation, scale and mass 	Link to Plans: <ul style="list-style-type: none"> • Street-level activation (location) • Height • Open Space • Other?

The next steps in this process include finalizing the Assessment Report, engaging the community and incorporating the recommendations into the Zoning Ordinance Update process.

Click this [link](#) to view the entire TOD presentation.

Commissioner Wiggins asked what kind of accommodations are in the TOD standards to address ADA issues. Mr. Goodwin stated that ADA requirements are covered under building codes.

Commissioner Sullivan asked if the transit zoning overlay district takes precedent in historic districts. Alan Goodwin replied that the historic district would almost always take precedent over TOD.

The Chairperson thanked Mr. Goodwin for the presentation.

Information

Planning Director's Report

- **Zoning Ordinance Update**

Ed McKinney stated that staff is in the process of negotiating and developing a scope with the selected consultant. The intent is to define the outline and get the contract to Council within the next couple of months. Staff anticipates beginning work this fall.

- **Community Outreach Presentations**

Mr. McKinney highlighted the District 4 Town Hall Meeting with Council Member Phipps.

Ed McKinney also introduced two new Urban Design staff members, Grant Meacci and Monica Carney. Grant Meacci is a Planning Manager and Monica Carney is a Planning Coordinator.

Committee Reports

- **Executive Committee**

The Chairperson referred the Commission to the Executive Committee's May minutes. Future work session agenda items include an update on the department's work program and budget, as well as an overview of the Knight Foundation Cities Challenge.

- **Zoning Ordinance Ad Hoc Committee**

Chairperson Lathrop stated that the Zoning Ordinance Ad Hoc Committee met prior to the work session. The Committee is continuing to talk about public involvement during the Zoning Ordinance Update process.

- **Zoning Committee**

Tammie Keplinger reported that 22 public hearings are scheduled for June (21 rezonings and 1 text amendment).

- **Planning Committee**

The Chairperson said there were eight mandatory referrals on the Planning Committee's June agenda. The Prosperity Hucks Area Plan is also on their agenda for a recommendation.

- **Historic District Commission (HDC)**

Commissioner Sullivan reported that the HDC reviewed 12 cases last month. The Van Landingham Estate was one of the major cases. There are outstanding issues related to setbacks, so the case will come back to the HDC. Staff also presented information about the new procedures, which allow for more openness and input in the process. The meetings are also more efficient and do not last as long.

- **Charlotte Regional Transportation Planning Organization (CRTPO)**

Commissioner Watkins noted that CRTPO has been in the news lately, specifically in reference to the I-77 HOT lanes project. She has received numerous emails about this issue stating "please do not support this." During the Citizen Comment Period, several people addressed the MPO and stated their opposition to the I-77 HOT lanes project. MPO members discussed and shared their

views on the I-77 HOT lanes project. Commissioner Watkins said she thought the discussion went extremely well. However, it is a done deal and no action was taken. Commissioner Watkins added that several Charlotte City Council members and Mecklenburg County Board of Commissioners members attended this meeting.

- **Nominating Committee**

In Commissioner Labovitz's absence, Commissioner Allen reminded the Commission that the Nominating Committee submitted Commissioner Lathrop for Chairperson and Commissioner Fink for Vice-Chairperson for FY16. Commissioner Allen asked if there were others who would like to nominate themselves or another Commissioner from the floor. There were no additional nominations. Commissioner Allen explained that typically the vote is by ballot, but since there is only one nominee for each position she asked if Commissioners were willing to vote publicly. There were no objections. The Commission voted to elect Tony Lathrop as Chairperson and Randy Fink as Vice-Chairperson for FY16.

Communication from Chairperson

Chairperson Lathrop stated that the July work session is Monday, July 6. This is following the July 4th holiday weekend. He asked if Commissioners would be able to attend this meeting. Everyone indicated that they would be able to attend the work session on Monday, July 6.

Commissioner Walker mentioned that this was his last Planning Commission meeting. He said he enjoyed being a Commissioner and working with a group of passionate Commissioners. The Chairperson thanked Commissioner Walker for his years of service on the Commission.

Adjournment

The meeting adjourned at 1:25 p.m.

Charlotte-Mecklenburg Planning Department

Community Outreach Presentations

#	Date	Presentation	Staff
1	04/08/15	UNCC Center City: "Impact of the Built Environment on Health"	Johnson/Vari
2	04/13/15	"Transportation Planning in the Charlotte Region" for UNC-Charlotte engineering students	Cook
3	04/15/15	Prosperity-Hucks Area Plan - Public Meeting	Main
4	04/16/15	Elizabeth Community - Elizabeth Pedestrian and Bicycle Connectivity Improvements	Goodwin
5	04/17/15	UNCC Center City: Clemson University Master of Real Estate Development Practicum Presentations	Cornett
6	04/22/15	Mayor's Youth Employment Program - Career Discovery Day	Pontip/Fortune/ Neely/McCullough
7	04/25/15	Ballantyne Community Meeting – Providence/I-485 Area Development	Harmon
8	04/30/15	Myers Park High School Career Fair	McCullough
9	05/01/15	UNC Charlotte Center City - Keeping Watch on Water	Howard
10	05/02/15	Irwin Creek Greenway - Jane's Walk	Howard
11	05/03/15	Plaza Midwood Bike Fest - CharlotteWALKS Program	Vari
12	05/12/15	Oasis Shriner's Temple - Northeast Corridor Infrastructure Projects & BLE Meeting	Vari
13	05/14/15	McCrorey Heights Neighborhood - Historic District Commission Overview	Howard
14	05/19/15	District 4 Town Hall Meeting	Vari/Fortune/ McKinney McCullough
15	05/20/15	Olympic High School Career Day	Howard
16	06/02/15	Charlotte in Black and White Bus Tour - Teach for America	Goodwin
17	06/02/15	Chantilly Neighborhood Assoc: Elizabeth Connectivity and Wayfinding Initiative	Mahony/Vari
18	06/04/15	Central/Albemarle/Shamrock CNIP Meeting at Midwood International and Cultural Center	Johnson
19	06/09/15	Greater Charlotte Apartment Assoc's Leadership Class: Planning Policy Framework and Implementation Tools	Cornett/Vari
20	06/10/15	University City Partners' Land Development Committee: University City Area Plan Implementation Strategies Update	Burke
21	06/10/15	Lake Norman Transportation Commission: Transportation Improvement Program and Prioritization 4.0 - DRAFT	Howard
22	06/22/15	Charlotte in Black and White Bus Tour - DSS Executive Team	Vari
23	06/24/15	Sugaw Presbyterian Church: BLE Quarterly Business Information Meeting	Howard
24	06/29/15	Charlotte in Black and White Bus Tour - CMS Executive Team	Cornett/Vari
25	06/30/15	Cross Charlotte Trail Public Meeting	

Charlotte-Mecklenburg Planning Commission

Attachment 3

Meeting Schedule

July 2015

Date	Time	Purpose	Location
Full Planning Commission			
07-06-15	Noon	Work Session	Conference Room 267 2 nd Floor - CMGC
Executive Committee			
07-20-15	4:00 p.m.	Work Session	Conference Room 266 2 nd Floor – CMGC
Planning Committee			
07-21-15	5:00 p.m.	Work Session	Conference Room 280 2 nd Floor - CMGC
Zoning Committee			
07-20-15	5:00 p.m.	Dinner with City Council	Conference Room CH-14 Basement – CMGC
07-20-15	6:00 p.m.	City Rezoning	Meeting Chamber Lobby Level – CMGC
07-29-15	4:30 p.m.	Work Session	Conference Room 280 2 nd Floor - CMGC
Zoning Ordinance Ad Hoc Committee			
07-06-15	11:15 a.m.	Meeting	Conference Room 278 2 nd Floor - CMGC
Other Committee(s)			
07-08-15	Noon	Historic District Commission Workshop	Conference Room 267 2 nd Floor – CMGC
07-08-15	1:00 p.m.	Historic District Commission	Conference Room 267 2 nd Floor – CMGC
07-15-15	6:00 p.m.	CRTPO Meeting	Conference Room 267 2 nd Floor – CMGC

Charlotte-Mecklenburg Planning Department Meetings

There are no Planning Department meetings scheduled at this time.

Charlotte-Mecklenburg Planning Commission

Meeting Schedule

August 2015

Date	Time	Purpose	Location
Full Planning Commission No Meeting Scheduled			
Executive Committee			
8-17-15	4:00 p.m.	Work Session	Conference Room 266 2 nd Floor – CMGC
Planning Committee No Meeting Scheduled			
Zoning Committee No Meeting Scheduled			
Other Committee(s)			
08-12-15	12:00 p.m.	Historic District Commission Workshop	Conference Room 267 2 nd Floor - CMGC
08-12-15	1:00 p.m.	Historic District Commission	Conference Room 267 2 nd Floor - CMGC
08-19-15	6:00 p.m.	CRTPO Meeting	Conference Room 267 2 nd Floor – CMGC

Charlotte-Mecklenburg Planning Department Meetings

There are no Planning Department meetings scheduled at this time.

Charlotte-Mecklenburg Planning Commission

Executive Committee Meeting

Attachment 4

Approved June 15, 2015

May 18, 2015 – 4:00 p.m.

CMGC – Conference Room 266

Summary Minutes

Call to Order & Introductions

Chairperson Lathrop called the meeting to order at 4:15 p.m.

Attendance

Commissioners Present: Tony Lathrop (Chairperson), Tracy Dodson (Vice-Chairperson) and Randy Fink

Commissioner Absent: Karen Labovitz

Planning Staff Present: Ed McKinney (Interim Planning Director), Cheryl Neely and Robin Berkman (temporary employee)

Approval of Minutes

A motion was made by Vice-Chairperson Dodson and seconded by Commissioner Fink to approve the April 6, 2015 Executive Committee minutes. The vote was 3 to 0 to approve the minutes.

Approval of the June 2015 Work Session Agenda

The Executive Committee reviewed the draft work session agenda. Following the discussion of potential agenda items, the Committee agreed to have an update on the Transit Oriented Development initiative at the June work session.

Mr. McKinney will also introduce new staff at the June work session.

Future Work Session Agenda Items

The Committee discussed future work session agenda items. An overview of the Knight Foundations Cities Challenge will be on the July work session agenda. The Commission will also receive information about the Planning Department's FY16 Work Program and Budget at the July work session, as a precursor to the annual retreat discussion.

Commissioner Fink stated that he would like to receive more detailed information about staff's Community Outreach presentations at a future work session.

Approval of the May and June 2015 Meeting Schedules

The Committee approved the meeting schedules as submitted. Since the July 6th work session is the Monday following the July 4th holiday weekend, the Chairperson asked staff to poll the Commission to make sure that there will be a quorum for this meeting.

Zoning Ordinance Update

Chairperson Lathrop asked for an update on the Zoning Ordinance. Mr. McKinney reported that staff is negotiating with the consultant and working on a scope. Staff anticipates having contract approval, by Council this summer with work beginning in the fall.

Adjournment

The meeting adjourned at 4:35 p.m.

AGENDA - RESULTS
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ZONING COMMITTEE WORK SESSION
Charlotte-Mecklenburg Government Center, RM 280
June 24, 2015
4:30 P.M.

Recommended a New Public Hearing	1. <u>Petition No. 2014-019</u> (Outside City Limits) by Charlotte-Mecklenburg Planning Department for a change in zoning for two parcels approximately 26.47 acres located on the west corner of the intersection at Mallard Creek Road and Salome Church Road from CC (commercial center) to R-4 (single family residential).
Recommended Approval	2. <u>Petition No. 2014-100</u> (Council District 1 - Kinsey) by Flywheel Group, LLC for a change in zoning for approximately 15.50 acres located on the southeast corner at the intersection of West 30th Street and Chick Godley Road from UR-3(CD) (urban residential, conditional) to TOD-M(CD) (transit oriented development - mixed-use, conditional).
Recommended Approval	3. <u>Petition No. 2014-101</u> (Council District 2 - Austin) by Charles M. Shelton, Jr. for a change in zoning for approximately 14.30 acres located on the east side of Reames Road between Bella Vista Court and Lawnmeadow Drive from UR-1(CD) (urban residential, conditional) to R-5(CD) (single family residential, conditional).
Recommended Approval	4. <u>Petition No. 2014-110</u> (Council District 1 – Kinsey) by Unique Southern Estates, LLC for a change in zoning for approximately 4.54 acres located at the southeast corner of the intersection of The Plaza and Belvedere Avenue from R-5 (single family residential), R-5 (HD-O) (single family residential, historic district overlay) and B-2(CD)(HD-O) (general business, conditional, historic district overlay) to MUDD-O (mixed use development, optional) and MUDD-O(HD-O) (mixed use development, optional, historic district overlay).
Recommended Approval	5. <u>Petition No. 2015-014</u> (Council District 6 - Smith) by Park Sharon Properties, LLC for a change in zoning for approximately 4.66 acres located on the northeast corner at the intersection of Park Road and Sharon Road from R-3 (single family residential) to UR-2(CD) (urban residential, conditional).
Recommended Approval	6. <u>Petition No. 2015-026</u> (Council District 1 – Kinsey) by Robert Drakeford for a change in zoning for approximately 1.14 acre located on the north and south sides of McClintock Road near the intersection of St. Julien Street and McClintock Road from R-5 (single family residential) to UR-2(CD) (urban residential, conditional).
Recommended Approval	7. <u>Petition No. 2015-039</u> (Council District 1 – Kinsey) by DAMBCA, LLC for a change in zoning for approximately 1.644 acres located on the east side of Matheson Avenue between North Brevard Street and North Davidson Street from R-5 (single family residential), I-2 (general industrial), and MUDD-O (mixed use development, optional) to TOD-MO (transit oriented development - mixed-use, optional).
Deferred (to July 29)	8. <u>Petition No. 2015-050</u> (Council District 4 – Phipps) by Bukola Olasimbo for a change in zoning for approximately 0.47 acres located on the west side of Derita Avenue between Maple Street and Hewitt Drive from R-3 (single family residential) to INST(CD) (institutional, conditional).
Recommended Approval	9. <u>Petition No. 2015-054</u> (Council District 3 – Mayfield) by Childress Klein for a change in zoning for approximately 1.56 acres located on the northeast corner at the intersection of South Tryon Street and Moss Road from B-1SCD (business shopping center) to B-1(CD) (neighborhood business, conditional).
Recommended Approval	10. <u>Petition No. 2015-057</u> (Council District 6 – Smith) by PRSC Holdings (Edens), LLC for a change in zoning for approximately 1.14 acres located on the north side of East Woodlawn Road between Park Road and Brandywine Road from B-1 (neighborhood business) to NS (neighborhood services).

Recommended Approval	11. Petition No. 2015-060 (Council District 2- Austin) by Con-Way Freight, Inc. for a change in zoning for approximately 2.54 acres located on the east side of Statesville Road across from Spector Drive near the intersection of Statesville Road and Old Statesville Road from I-1 (light industrial) to I-2 (general industrial).
Recommended Approval	12. Petition No. 2015-061 (Council District 1- Kinsey) by 3106 North Davidson, LLC for a change in zoning for approximately 0.155 acres located on the east side of North Davidson Street between East 34th Street and East 35th Street from B-1 (neighborhood business) to MUDD-O (mixed use development, optional).
Recommended Approval	13. Petition No. 2015-062 (Council District 2- Austin) by Silver Hammer Properties, LLC for a change in zoning for approximately 20.91 acres located at the intersection of NC Music Factory Boulevard and Hamilton Street generally surrounded by Interstate 77, West Brookshire Freeway, and Seaboard Coast Line Railroad from I-2(CD) (general industrial, conditional) to MUDD (CD) (mix use development, conditional) with five-year vested rights.
Recommended Approval	14. Petition No. 2015-064 (Council District 2 – Austin) by CitiSculpt for a change in zoning for approximately 0.47 acres located on the south side of West Morehead Street between South Summit Street and Interstate 77 from B-D(CD) (PED-O) (distributive business, conditional, pedestrian overlay, optional) to O-1(PED) (office district, pedestrian overlay).
Recommended Approval	15. Petition No. 2015-065 (Council District 1- Kinsey) by David Powlen, RLA for a change in zoning for approximately 0.28 acres located on the west side of Weston Street between Hartford Avenue and Greystone Road from R-17MF (multi-family residential) to B-2 (general business).
Recommended Approval	16. Petition No. 2015-067 (Council District 5 – Autry) by Sovran Self Storage, Inc. for a change in zoning for approximately 4.24 acres located on the northeast corner at the intersection of East Independence Boulevard and Wallace Lane from BD(CD) (distributive business, conditional) to BD(CD) SPA (distributive business, conditional site plan amendment).
Recommended Approval	17. Petition No. 2015-068 (Council District 3- Mayfield) by FCD Development, LLC for a change in zoning for approximately 3.06 acres located on the north side of Dunavant Street between South Tryon Street and Hawkins Street from I-2 (general industrial) to TOD-M (transit oriented development - mixed-use).
Recommended Approval	18. Petition No. 2015-069 (Council District 3- Mayfield) by Cottonwood Residential for a change in zoning for approximately 4.29 acres located on the south side of Shopton Road between Courtney Oaks Road and South Tryon Street from NS (neighborhood services) to R-17MF(CD) (multi-family residential, conditional).
Recommended Approval	19. Petition No. 2015-070 (Council District 1-Kinsey) by Justin W. Lanford for a change in zoning for approximately 0.11 acres located on the southeast corner at the intersection of Catawba Avenue and Allen Street from R-5 (single-family residential) to UR-1(urban residential).
Recommended Approval	20. Petition No. 2015-071 (Council District 3-Mayfield) by Spectrum Properties Residential, Inc. for a change in zoning for approximately 0.68 acres located on the northwest corner at the intersection of South Tryon Street and West Catherine Street from I-2 (general industrial) to TOD-M (transit oriented development – mixed-use).
Recommended Approval	21. Petition No. 2015-072 (Council District 7-Driggs) by Real Estate Services Group, Inc. for a change in zoning for approximately 1.55 acres located on the west side of Lancaster Highway between Ardrey Kell Road and Carolina Academy Road from R-3 (single family residential) to O-1(CD) (office, conditional).

<p>WITHDRAWN</p>	<p>22. <u>Petition No. 2015-085</u> by Sarah Cherne/Junior Achievement of the Central Carolinas for a Text Amendment to the City of Charlotte Zoning Ordinance for recreation centers to:</p> <ol style="list-style-type: none"> 1) modify the prescribed size condition for recreation centers in a variety of zoning districts by increasing the maximum square footage if the recreation center is located in buildings constructed prior to 1980; 2) add recreation centers as a use allowed with prescribed conditions in the MX-1, MX-2, and MX-3 (mixed use) districts and in the CC (commercial center) zoning district. 3) relocate recreation centers with prescribed conditions that are incorrectly listed in the sections of the Zoning Ordinance related to “uses by-right”, into the correct sections related to “uses allowed under prescribed conditions”; and 4) update the use table.
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Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Minutes
May 19, 2015 – 5:00 p.m.
CMGC – 2nd Floor, Room 280

Attachment 6
APPROVED
June 16, 2015

Attendance:

Commissioners Present: Chairperson Tony Lathrop, Vice-Chairperson Randy Fink, Commissioners Emma Allen, Tom Low and Cozzie Watkins

Commissioners Absent: Commissioner Nancy Wiggins

Planning Staff Present: Pontip Aphayarath, Garet Johnson, Sonda Kennedy, Melony McCullough, Kent Main and Jonathan Wells

Other Staff Present: Jennifer Morrell, County Asset and Facility Management and Scott Correll, Charlotte Department of Transportation

Call to Order and Introductions

Chairperson Tony Lathrop called the meeting to order at 5:10 p.m., welcomed those present and asked everyone to introduce themselves.

Approve April 21, 2015 Minutes

A motion was made by Commissioner Emma Allen and seconded by Vice-Chairperson Randy Fink to approve the April 21, 2015 minutes. The vote was unanimous.

Chairperson Tony Lathrop recognized Council member Phipps, who briefly stopped by the meeting. He thanked him for his service on the Planning Commission and interest in the Prosperity Hucks planning process. Council member Phipps greeted everyone and stated that he highly recommends support of the refined draft *Prosperity Hucks Area Plan*.

M.R. #15-19: Proposal by Mecklenburg County to Acquire Land Located along Little Sugar Creek (in south Charlotte, near Archdale Drive)

Kent Main (Planning) gave an overview and background information on Mecklenburg County's proposal to acquire approximately 18 acres of land located along the westerly side of Little Sugar Creek south of Archdale Drive. The property will be assembled with other properties along the creek for construction of the Little Sugar Creek trail from Tyvola Road to Huntingtowne Farms Park. This trail will be a part of the Cross Charlotte Trail, which will extend from Pineville to the Cabarrus County line. This acquisition is consistent with the *County's 2008 Parks Master Plan* that recommends more greenway trails and is also on the *County's Park and Recreation Master Plan*. The proposal is consistent with the *South District Plan*.

Mr. Main noted that there are sewer easements and a sewer treatment plant near the property. Vice-Chairperson Fink asked if the Committee should base their recommendation on the sewer easements. Jennifer Morrell (County Asset and Facility Management) stated that they are working with Charlotte Water to determine which sewer easements are needed. Commissioner Low asked if the Celanese site is developed with multi-family land uses. Mr. Main explained that the property is developed with apartments and townhomes.

A motion was made by Commissioner Allen and seconded by Commissioner Watkins to approve Planning staff's recommendation for Mandatory Referral #15-19. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-19.

Receive Public Comment on the Refined Draft *Prosperity Hucks Area Plan*

Mr. Main explained the planning process to date, shared background information and gave an overview of the refined draft *Prosperity Hucks Area Plan* recommendations. He reminded the Committee that they made a recommendation to adopt the draft plan in January 2014. However, a number of issues emerged prior to City Council action on the previous draft and staff was directed to work with residents to address their concerns. Public concerns primarily centered on multi-family development, the location and types of retail uses, details of design guidance and open space.

Staff has worked with residents over the past several months to address their concerns and to develop the refined draft *Prosperity Hucks Area Plan*. Mr. Main gave an overview of the refined draft plan.

Commissioner Allen asked staff how many people attended the April 15th public meeting. Mr. Main answered approximately 100. Commissioner Allen said that although attendance was good, she would like to caution staff about scheduling meetings on April 15. It may be difficult for some people to attend a meeting on this date.

Chairperson Lathrop thanked those in attendance for taking the time to attend this meeting and share their comments. He reviewed the guidelines for public comments and emphasized that each person has three minutes to speak. There were six speakers.

Denny Abbey, Highland Creek, stated that he was a part of the core group that worked with Planning staff on the plan. He thanked staff for working with the community and thinks that better decisions can be made from recommendations in the refined draft plan.

Theresa Rosa, Highland Creek, was also a part of the core group. She echoed Mr. Abbey's comments. She stated that this is a much better plan and that she was proud to work with staff and the community.

Gequeta Ferrell, Davis Lake/Eastfield, stated that she and her husband are new to the area but are excited about the plan. She was concerned about traffic congestion but is glad to know that this will ultimately be a walkable community. She further stated that participating in the planning process was a great experience and thanked everyone for their efforts.

Bryant Shorter, Davis Lake/Eastfield, expressed his appreciation, especially to Mr. Main. He stated that he attended the meetings and found them to be transparent and intimate. He commented that the refined draft plan takes into account the community's concerns.

Chris Martin, Highland Creek, moved to the area in 2012. He shared his appreciation of Mr. Main for taking more time to work with the community on a revised plan. He is very satisfied with the final results. He thinks it is very important that people are heard and their concerns are addressed.

Robert Williams, Davis Lake/Eastfield moved to the area in 2012. He expressed his concern about traffic issues during peak hours on Allen A. Browne Road, which is off of Browne Road. He is concerned about safety and thinks a traffic signal would be helpful. He added that he attended the Prosperity Hucks meetings and appreciated the opportunity to have input.

Chairperson Lathrop again thanked the speakers for their attendance and support of this planning effort. He also thanked staff for going the extra mile to make this a great process.

Commissioner Allen also thanked the residents for their presence. She emphasized the Commission's desire for more community engagement. She reiterated her appreciation for residents being engaged, hanging in there and coming to express their support of the plan. She also thanked staff for working with the community. She suggested that Charlotte Department of Transportation look into the traffic concern on Browne Road.

Commissioner Watkins said that whatever staff did during this process needs to be duplicated.

Chairperson Lathrop said that it is exciting to see plans for what looks like a neat and walkable town center that can be an example for other areas of the City. He stated that the purpose of today's meeting is to receive comments only and that action on this plan will be at a later date.

Area Plan Status and Meeting Report

The previous agenda item addressed this item.

Adjourned at 5:45 p.m.

HDC WORKSHOP – 12:00 PM

1. MEETING PROCEDURE CHANGES
2. STAFF REPORT

HDC MEETING: - 1:00

1. CALL TO ORDER
2. APPROVAL OF APRIL MINUTES
3. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

CONTINUED APPLICATIONS

1. 2010 THE PLAZA
PLAZA MIDWOOD HISTORIC DISTRICT
CASE NO. [HDC 2015-007](#) **APPROVED**
NEW CONSTRUCTION
BILLY MADDALON, APPLICANT
2. 229 E. WORTHINGTON AVENUE
DILWORTH HISTORIC DISTRICT
CASE NO. [HDC 2015-080](#) **APPROVED**
ADDITION
ALLEN BROOKS, APPLICANT

NEW APPLICATIONS

3. 214 N. GRAHAM STREET
FOURTH WARD HISTORIC DISTRICT
CASE NO. [HDC 2015-092](#) **DENIED**

RETAINING WALL
ROGER STACKS, APPLICANT
4. 2006 DILWORTH ROAD E.
DILWORTH HISTORIC DISTRICT
CASE NO. [HDC 2015-097](#) **CONTINUED**
NEW BRICK STEPS/SPLAYED SIDEWALLS
DOUGLAS ENGEL, APPLICANT
5. 1507 SOUTHWOOD AVENUE
WILMORE HISTORIC DISTRICT
CASE NO. [HDC 2015-100](#) **DENIED**
NEW CONSTRUCTION
ANGIE LAUER, APPLICANT
6. 2131 WILMORE DRIVE
WILMORE HISTORIC DISTRICT
CASE NO. [HDC 2015-105](#) **APPROVED**
ADDITION
JASON MURPHY, APPLICANT

7. 318 E. KINGSTON AVENUE
DILWORTH HISTORIC DISTRICT
CASE NO. [HDC 2015-106](#) **CONTINUED**
ADDITION
HAL KEMPSON, APPLICANT
8. 1726 S. MINT STREET
WILMORE HISTORIC DISTRICT
CASE NO. [HDC 2015-107](#) **CONTINUED**
ADDITION
KIM FLOOD, APPLICANT
9. 1623 S. MINT STREET
WILMORE HISTORIC DISTRICT
CASE NO. [HDC 2015-109](#) **DENIED**
ADDITION
ASHLEY JIMENEZ, APPLICANT
10. 2237 PARK ROAD
DILWORTH HISTORIC DISTRICT
CASE NO. [HDC 2015-111](#) **APPROVED**
ADDITION
ANDREW ROWE, APPLICANT